



The Ocotillo Community Association

c/o Premier Community Management, Inc.
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OPEN SESSION MINUTES September 26, 2017

The Meeting was convened in the Conference Room at the First Credit Union and called to order at 5:14 PM by President – Wally Brown. Other Board attendees included: Vice President – Mike Palermo, Secretary – Spike Lawrence, Treasurer – Angela Harrolle and Director – Cliff Jones.

Quorum was noted and recorded. Also in attendance from Premier Community Management, Inc. (PCM) was General Manager – Don Higdon, Design Review Manager – Briana Bosanko, Covenants Coordinator – Nicole Espinoza, Facilities Maintenance Supervisor – Frank Rockwell and OCA's attorney/legal representative from Carpenter Hazelwood Delgado & Bolen (CHDB) – Josh Bolen.

I. Pledge of Allegiance

II. Approval of Minutes:

Mike Palermo motioned to approve the June 27, 2017 Open Session minutes as written, Spike Lawrence seconded the motion, the motion carried unanimously.

III. Treasurer's Report:

Included in packet.

IV. FMD - Updates:

Frank Rockwell – FMD Supervisor reported that they will be increasing the frequency of drying the lakes from four times a year to six times a year.

V. Main Monument Lighting Proposal:

Frank Rockwell – FMD Supervisor summarized quote from Balance Aquatics for 12 submersible lights at \$6,600.00. Spike motioned to approve the proposal not to exceed \$7,000.00 for 12 lights, Mike Palermo seconded the motion, the motion carried unanimously.

VI. Peninsula Road/Drainage Corrections:

Don Higdon reported that the road in The Peninsula was slurry sealed in 2016 at which time it was recommended that a follow up application of the HA5, high density mineral bond be applied in 2017. The Board reviewed Holbrook Asphalt's proposal and requested that the pricing be further broken down. Tabled until next meeting.

VII. Holiday Lighting Proposal:

Don Higdon presented Mystic Lights proposal. He reported the lighting budget is similar to previous years pricing but will include all Ocotillo monuments as well as all SUA's entries. Mike Palermo motioned to approve the Mystic Lights proposal not to exceed \$13,000.00 to be installed by early to mid-November with penalty clause for lack of performance, Spike Lawrence seconded the motion, the motion carried unanimously.

VIII. Sandpiper Median Enhancement Proposal:

The Board reviewed AAA proposal to install trees and new flower beds to median on Sandpiper between Alma School and Jacaranda for \$17,750.00. The Board requested additional bids. Tabled until next meeting.

IX. Anderson Baron Proposal for Common Area Updates:

Don Higdon presented proposal for \$9,300.00 from Anderson Baron to perform audit of walls and entries with the idea that they be converted to a unifying theme wall color and/or stone application. The Board would like a meeting setup with Andy Baron prior to voting. Tabled until next meeting.

X. Vistas Landscape Enhancement Project:

Don Higdon provided update on the project, reporting that Apex has not fulfilled the contractual agreement. Don will follow up with APEX to demand replacement of dead plants and trees, overseeding pricing and further discuss the agreement concerning maintenance.

XI. Valhalla (Newsletter) Costs:

Don Higdon presented request from Valhalla Community Magazines for increase in cost per issue stating that the company was losing money on the publications. Mike Palermo motioned to approve the proposal amount not to exceed \$3060.00 per issue for next 8 issues, Spike Lawrence seconded the motion, the motion carried unanimously.

XII. Catania/Commercial CC&R Amendment:

Mike Palermo motioned to approve the Catania Amended and Restated Second Amendment to their CVC&Rs as written and reviewed by Josh Bolen, Cliff Jones seconded the motion, the motion carried unanimously.

XIII. 2018 Draft Budget Review:

Don Higdon emailed the Board the first draft budget for review.

XIV. Manager's Report:

Don Higdon reported that CLC has completed the wall painting in The Legend and Cottonwood and is pending final inspection. He has further asked CLC for bids on other small painting jobs and anticipates using them again in the future.

XV. Violation Report:

Included in packet.

XVI. Design Review:

Briana Bosanko stated nothing to report at this time.

XVII. Adjournment:

Spike Lawrence motioned to adjourn Open Session at 5:58 pm, Cliff Jones seconded the motion, the motion carried unanimously.

Respectfully Submitted,

Nicole Espinoza
Administrative Assistant